

083.0

0007

0018.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

762,200 / 762,200

USE VALUE:

762,200 / 762,200

ASSESSED:

762,200 / 762,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONNOLLY WILLIAM & JENNA	
Owner 2:	
Owner 3:	

Street 1: 56 NEWLAND ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: TIERNEY JAMES F -
Owner 2: -
Street 1: 56 NEWLAND RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Aluminum Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5350	Sq. Ft.	Site			0	70.	1.09	6									406,351						406,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5350.000	350,700	5,100	406,400	762,200		52409
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18

Total Card / Total Parcel
762,200 / 762,200
USER DEFINED
 Prior Id # 1: 52409
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

!6809!

PRINT

Date	Time
12/30/21	04:32:04
Last Rev	Date Time
08/30/18	18:36:38
	apro

6809

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,700	5100	5,350.	406,400	762,200		Year end	12/23/2021
2021	101	FV	340,200	5100	5,350.	406,400	751,700		Year End Roll	12/10/2020
2020	101	FV	340,100	5100	5,350.	406,300	751,500	751,500	Year End Roll	12/18/2019
2019	101	FV	258,400	5100	5,350.	400,500	664,000	664,000	Year End Roll	1/3/2019
2018	101	FV	266,800	5100	5,350.	307,700	579,600	579,600	Year End Roll	12/20/2017
2017	101	FV	266,800	5100	5,350.	290,300	562,200	562,200	Year End Roll	1/3/2017
2016	101	FV	266,800	5100	5,350.	267,000	538,900	538,900	Year End	1/4/2016
2015	101	FV	252,200	5100	5,350.	249,600	506,900	506,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIERNEY JAMES F	58190-231		12/29/2011	Estate/Div	487,500	No	No		
	21204-169		3/13/1990			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	6	Re-Roof	7,800	C				
1/20/2012	71	Redo Bat	18,500					2ND FLOOR BATH & N
7/29/1994	383	Manual	2,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
6/12/2012	Info Fm Prmt	BR	B Rossignol
3/29/2012	MLS	EMK	Ellen K
11/19/2008	Meas/Inspect	345	PATRIOT
2/8/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M
	Sign:	VERIFICATION OF VISIT NOT DATA	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																								
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	BSMT SINK.				19	EFP #246	2																						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																													
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																													
GENERAL INFORMATION				OthrFix: 1	Rating: Fair	RESIDENTIAL GRID								30	UAT SFL FFL BMT (810)	30																				
Grade: C - Average				Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1																												
Year Blt: 1923	Eff Yr Blt:	Alt LUC:	Alt %:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																													
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	Other																														
INTERIOR INFORMATION				WSFlue: 1	Rating:	Upper																														
Avg Ht/FL: STD				Name: 1		Lvl 2																														
Prim Int Wal 2 - Plaster						Lvl 1																														
Sec Int Wall: %						Lower																														
Partition: T - Typical						Totals	RMS: 7	BRs: 4	Baths: 1	HB: 1																										
Prim Floors: 3 - Hardwood						REMODELING	RES BREAKDOWN																													
Sec Floors: %						Exterior:	No Unit	RMS	BRs	FL																										
Bsmnt Flr: 12 - Concrete						Interior:	1	7	4																											
Subfloor:						Additions:																														
Bsmnt Gar:						Kitchen:																														
Electric: 3 - Typical						Baths:																														
Insulation: 2 - Typical						Plumbing:																														
Int vs Ext: S						Electric:																														
Heat Fuel: 2 - Gas						Heating:																														
Heat Type: 3 - Forced H/W						General:																														
# Heat Sys: 1	% Heated: 100	% AC:				Totals	1	7	4																											
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL																
Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price															Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten			
Size Adj.: 1.27724004																							SFL	Second Floor	864	167.680	144,880									
Const Adj.: 1.00989902																							BMT	Basement	810	50.310	40,747									
Adj \$ / SQ: 167.685																							FFL	First Floor	810	167.680	135,825									
Other Features: 86800																							UAT	Upper Attic	203	67.070	13,582									
Grade Factor: 1.00																							EFP	Enclos Porch	192	41.810	8,028									
NBHD Inf: 1.00000000																							OPP	Open Porch	21	44.440	933									
NBHD Mod:																							Net Sketched Area: 2,900				Total: 343,995									
LUC Factor: 1.00																							Size Ad	1674	Gross Area	3507	FinArea	1674								
Adj Total: 430796																																				
Depreciation: 80128																																				
Depreciated Total: 350668																																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																								
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0007-0018.0												IMAGE				AssessPro Patriot Properties, Inc																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	101			5,100		5,100																			
More: N				Total Yard Items: 5,100				Total Special Features:								Total: 5,100																				